



ABN 68 300 116 092

PLANNING APPLICATION FORM**Section 57 & 58****OFFICE USE ONLY**

Application Number: DA 2023 / 113		Date: 21.12.2023
PID: 6451216	Zone: General Residential	Permitted or Discretionary

DEVELOPMENT APPLICATION DETAILS

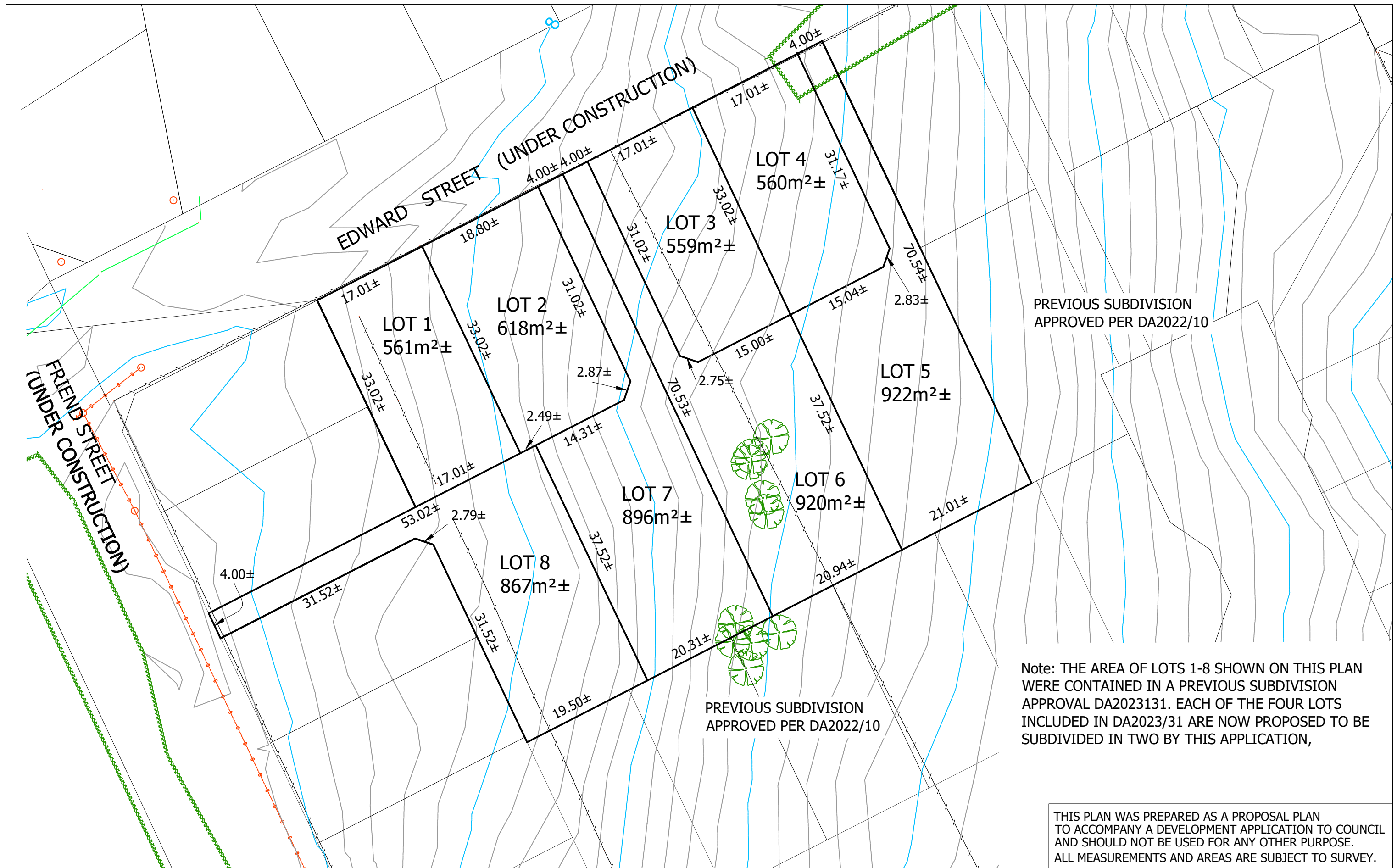
Applicant Name:	Woolcott Surveys				
Location/Address:	FRIEND ST GEORGE TOWN TAS 7253				
Title Reference:	238503/1				
Existing Development/Use: (describe the way the land is used now)	Vacant land - previous approval under DA2022/10 and DA 2023-31				
Development Type:	New dwelling <input type="checkbox"/> Outbuilding <input type="checkbox"/> Addition/extension <input type="checkbox"/> Fencing <input type="checkbox"/> Demolition <input type="checkbox"/> Signage <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Change of use <input type="checkbox"/> Other <input type="checkbox"/>				
Description/Use:	Residential land				
New floor area:	m ²	Total floor area:	m ²	New building height:	m
Water Supply:	TasWater <input type="checkbox"/> Tank <input type="checkbox"/>		Wastewater:	TasWater <input checked="" type="checkbox"/> On-Site Wastewater System <input type="checkbox"/>	
Driveway/Vehicle Crossover:	Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Alteration Required <input type="checkbox"/> <i>Contact Council's engineering department for details on crossover construction</i>				
Does the application include Crown Land or access via a Crown Access License?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993.		


SUBDIVISIONN/A ☐

Existing Lots:	4 (approved)	Number of total lots proposed:	8
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COMMERCIAL/INDUSTRIALN/A ☐

Existing business and/or proposed business description:				
Hours of Operation:	Weekdays (Mon – Fri)		To	
	Saturday		To	
	Sunday		To	
Signage:	Yes <input type="checkbox"/> No <input type="checkbox"/>		If 'yes', please provide details with application.	
Existing no. of employees:		No. of employees (proposed):		
Parking spaces (existing)		Parking spaces (proposed)		



Notes: - HORIZONTAL DATUM IS PLANE BASED ON MGA20 - VERTICAL DATUM IS AHD PER SPM2324 - CONTOUR INTERVAL IS 0.2m, INDEX IS 1.0m	PROPOSED 8 LOT SUBDIVISION OWNER: KERNAL INVESTMENTS PTY. LTD. ADDRESS: FRIEND STREET, GEORGE TOWN 7253 C.T. 238503-1		<div><div>10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: office@woolcottsurveys.com.au</div></div> <div>WOOLCOTT SURVEYS</div>				Job Number L210928	
			Drawn CSS	File name L210928_Prop_Plan_Stg3_310823.dwg	Date 31/08/23	Scale 1:500@A3	Edition V1	Sheet 1/1

CLIENT:
KERNAL INVESTMENTS

PROJECT:
SUBDIVISION - STAGE 3

ADDRESS:
FRIEND ST, GEORGE TOWN


PROJECT No:
221022

STATUS:
CONTROLLED DOCUMENT

ISSUED FOR / DESCRIPTION:
DEVELOPMENT APPLICATION

DRAWINGS:

- COV - COVER SHEET
- C000 - CIVIL NOTES
- C501 - DRAINAGE PLAN
- C511 - DRAINAGE LONG SECTION
- C601 - WATER RETICULATION PLAN
- C701 - SECTIONS & DETAILS

				STATUS: CONTROLLED DOCUMENT		DESIGN BY: KL	<div><div>22–24 Paterson Street Launceston TAS 7250</div><div>rarein.com.au P.03 6388 9200</div></div>	CLIENT: KERNAL INVESTMENTS PROJECT: SUBDIVISION - STAGE 3 ADDRESS: FRIEND ST, GEORGE TOWN	TITLE: COVER SHEET SCALE: - SHEET SIZE: A1 DWGs IN SET: - PROJECT No: 221022 DWG No: COV REV: 0
				DO NOT SCALE - IF IN DOUBT, ASK <small>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257</small>		DESIGN CHK: JWS			
						DRAWN BY: KL			
						DRAFT CHK: JWS			
0	DEVELOPMENT APPLICATION	KL	14-11-23	APPROVED: R. JESSON	ACRED. No: CC4858I	DATE: 14-11-23			
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:						

GENERAL

1. NOTICE TO TENDERER

THE CONTRACTOR / TENDERER IS TO MAKE THEMSELVES AWARE OF THE LOCAL COUNCIL AND THE DEPARTMENT OF STATE GROWTH (D.S.G.) STANDARDS FOR CIVIL WORKS. CONSTRUCTION IS TO BE CARRIED OUT TO THESE STANDARDS. TENDERER IS TO ALLOW FOR THESE STANDARDS DURING PRICING. COPIES OF THE STANDARDS ARE AVAILABLE FOR INSPECTION UPON REQUEST FROM THE LOCAL COUNCIL OR D.S.G.'S WEB SITE.

2. NOTIFICATION

THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCING ANY WORK FOR THE POSSIBLE LOCATION OF ANY EXISTING SERVICES NOT SHOWN ON THESE PLANS, AND IS TO NOTIFY THE SUPERINTENDENT OF THE SAME. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

3. DRAWINGS AND SPECIFICATIONS

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING COUNCIL APPROVAL AND CALLING OF TENDERS. THEY ARE NOT TO BE USED FOR CONSTRUCTION. A CONSTRUCTION SET OF DRAWINGS STAMPED 'CONSTRUCTION SET' WILL BE ISSUED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

4. COMMON TRENCHING

WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES:
HORIZONTALLY:
- 300mm ALONG A LENGTH GREATER THAN 2 METRES.
- 500mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
- 150mm MINIMUM ALONG A LENGTH LESS THAN 2 METRES.
VERTICALLY:
- 150mm MINIMUM
- 300mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
ELECTRICAL CABLES SHOULD BE LOCATED ON THE OPPOSITE SIDE OF THE STREET, WHERE THIS IS NOT POSSIBLE A 400mm MINIMUM DISTANCE MUST BE OBSERVED (WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

5. TASNETWORKS TRENCHING

THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING OF ALL TRENCHES FOR THE INSTALLATION OF TASNETWORKS CABLES. CONTRACTOR IS TO LIAISE WITH THE TASNETWORKS FOR THE EXTENT OF CABLE TRENCHING, CONDUITS & PITS.

6. COMMUNICATION TRENCHING

THE CONTRACTOR IS TO ALLOW FOR EXCAVATION AND BACKFILLING OF ALL TRENCHES FOR THE INSTALLATION OF COMMUNICATIONS CABLES. CONTRACTOR IS TO LIAISE WITH COMMUNICATION AUTHORITY FOR THE EXTENT OF CABLE TRENCHING.

7. EXISTING SERVICES

LOCATE EXISTING SERVICES PRIOR TO COMMENCING DEMOLITION AND SITE WORKS. THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICE LOCATIONS FOR ALL UNDERGROUND SERVICES INCLUDING COMMUNICATIONS, TASNETWORKS, TASWATER (WATER & SEWER) AND COUNCIL SERVICES (ie. STORMWATER) IN THE AREA OF NEW WORKS. LOCATION TO BE CONFIRMED USING CABLE LOCATORS AND HAND DIGGING METHODS. PRIOR TO ANY WORKS ON SITE, ANY CLASHES WITH DESIGNED SERVICES ON FOLLOWING DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DIRECTION.

8. COUNCIL & AUTHORITIES APPROVALS

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING APPROVALS:
- NIL

9. SIGNAGE

ALL SIGN WORKS AND INSTALLATION TO BE IN ACCORDANCE WITH CURRENT VERSION OF MUTCD & AUSTRROADS FOR SIGNAGE DETAILS.

10. SCOPE OF WORKS

THE SCOPE OF WORKS ARE SHOWN IN THESE DOCUMENTS AND THE SPECIFICATION. IT IS EXPECTED THE CONTRACTOR WILL RESOLVE ALL ISSUES UNCOVERED ON SITE THAT ARE NOT DETAILED IN CONJUNCTION WITH THE SUPERINTENDENT.

GENERAL CONT.

11. LINE TYPE LEGEND

	DN100 AGG PIPE OR MEGAFLW DRAIN AS NOTED @ 1:100 FALL TO STORM WATER SYSTEM
	DENOTES EXISTING STORM WATER MAIN (CONFIRM EXACT LOCATION)
	DENOTES PROPOSED STORM WATER MAIN (CONFIRM EXACT LOCATION)
	DENOTES EXISTING SEWER MAIN (CONFIRM EXACT LOCATION)
	DENOTES PROPOSED SEWER MAIN (CONFIRM EXACT LOCATION)
	DENOTES EXISTING WATER MAIN (CONFIRM EXACT LOCATION)
	DENOTES PROPOSED WATER MAIN (CONFIRM EXACT LOCATION)
	DENOTES EXISTING GAS MAIN (CONFIRM EXACT LOCATION)
	DENOTES PROPOSED GAS MAIN (CONFIRM EXACT LOCATION)
	/ FIBRE OPTIC LINE (CONFIRM EXACT LOCATION)
	DEMOLITION

12. SITE WORKS SYMBOLS LEGEND

	PEDESTRIAN RAMP
	BARRIER KERB
	KERB AND CHANNEL
	KERB AND CHANNEL - SMALL
	MOUNTABLE KERB AND CHANNEL
	VEHICULAR CROSSING
	BOLLARD, REFER DETAIL
	HUDSON CIVIL PRECAST CONCRETE WHEEL STOP (2000 LONG X 100 HIGH)

13. BUILDING SERVICES SYMBOLS LEGEND

	TELECOMMUNICATION PIT
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14. SURVEY SYMBOLS LEGEND

	EXISTING
	SPOT LEVEL WITH DESCRIPTION
	EXISTING SPOT LEVEL

15. DRAINAGE SYMBOLS LEGEND

	STORMWATER MANHOLE
	SEWER MANHOLE
	GRATED/GULLY PIT - STORM WATER
	GRATED DRAIN - STORM WATER
	SIDE ENTRY PIT - STORM WATER
	UNPLASTICIZED POLYVINYL CHLORIDE
	REINFORCED CONCRETE PIPE (OR FCR) CLASS 4 (Z)
	NOMINAL DIAMETER
	COVER LEVEL
	INVERT LEVEL
	DOWN PIPE
	INSPECTION OPENING
	INSPECTION OPENING TO SURFACE
	GRATED PIT

16. WATER RETICULATION SYMBOLS LEGEND

	DN100 METER
	METER
	CHECK METER
	FIRE PLUG
	ISOLATION VALVE
	CHECK VALVE
	STRAINER
	MONITORED VALVE
	BALANCE VALVE
	STOP VALVE
	DN100 LOCKABLE STOP VALVE
	DN100 REFLEX VALVE
	BACK FLOW PREVENTION DEVICE
	PRESSURE REDUCING VALVE
	HOSE BIB COCK
	FIRE HYDRANT
	DUAL HEAD FIRE HYDRANT
	FIRE HOSE REEL

EARTHWORKS

1. GENERAL

GENERAL EARTHWORKS, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THIS SPECIFICATION AND THE CURRENT EDITION OF THE S.A.A. CODE FOR EARTHWORKS AS 3798 TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFERRED TO THEREIN.

2. INSPECTIONS

THE CONTRACTOR IS TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER TO CARRY OUT LEVEL 3 TESTING OF ALL EARTH WORKS TO AS 3798, INCLUDING
- SUBGRADE
- FILLS
- PAVEMENTS
- BACKFILLING OF SERVICE TRENCHES
CERTIFICATION OF THESE ELEMENTS IS TO BE PROVIDED PRIOR TO TO PRACTICAL COMPLETION

3. AREAS OF FILL

- A. REMOVE TOP SOIL AND ORGANIC MATERIAL
- B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
 - 98% STANDARD DRY DENSITY UNDER BUILDING
 - 98% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
 - REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
- C. PLACE FILL AS SPECIFIED AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

4. AREAS OF CUT

- A. REMOVE TOP SOIL AND ORGANIC MATERIAL
- B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
 - 98% STANDARD DRY DENSITY UNDER BUILDINGS
 - 98% STANDARD DRY DENSITY UNDER ROADS AND CAR PARKS
 - REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

SOIL & WATER MANAGEMENT

1. GENERAL

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM NORTHERN RESOURCE MANAGEMENT (NRM).

2. SOIL EROSION CONTROL

- SOIL EROSION CONTROL IN ACCORDANCE WITH NRM GUIDELINES. CONTRACTOR TO ALLOW TO:
 - LIMIT DISTURBANCE WHEN EXACTING BY PRESERVING VEGETATED AREAS AS MUCH AS POSSIBLE
 - DIVERT UP-SLOPE WATER WHERE PRACTICAL
 - INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES PRIOR TO STORM WATER SYSTEM
 - WASH EQUIPMENT IN DESIGNATED AREA THAT DOES NOT DRAIN TO STORM WATER SYSTEM
 - PLACE STOCK PILES AWAY FROM ON-SITE DRAINAGE & UP-SLOPE FROM SEDIMENT FENCES
 - LEAVE & MAINTAIN VEGETATED FOOT PATH THAT WILL PREVENT IT FROM BEING BLOWN AWAY & WASHED INTO THE STORM WATER SYSTEM
 - RESTRICT VEHICLE MOVEMENT TO A STABILISED ACCESS

3. NRM GUIDELINES

CONTRACTOR TO COMPLETE ALL WORKS IN ACCORDANCE WITH NRM SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITE USING THE FACT SHEETS:

- FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES
- FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES
- FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS
- FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION
- FACT SHEET 5: MINIMISE SOIL DISTURBANCE
- FACT SHEET 6: PRESERVE VEGETATION
- FACT SHEET 7: DIVERT UP-SLOPE WATER
- FACT SHEET 8: EROSION CONTROL MATS & BLANKETS
- FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES
- FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION
- FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS
- FACT SHEET 12: STABILISED SITE ACCESS
- FACT SHEET 13: WHEEL WASH
- FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS
- FACT SHEET 15: PROTECTION OF STORM WATER PITS
- FACT SHEET 16: MANAGE CONCRETE, BRICK & TILE CUTTING
- FACT SHEET 17: SEDIMENT BASINS
- FACT SHEET 18: DUST CONTROL
- FACT SHEET 19: SITE RE-VEGETATION

ROAD WORKS

1. GENERAL

ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND D.S.G. STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR.

2. INSPECTIONS

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

- SUBGRADE PREPARATION
- SUB-BASE FOR ROADS, CARPARKS AND KERBS
- BASE COURSE
- FINAL TRIM PRIOR TO PLACING KERBS
- FINAL TRIM PRIOR TO SEALING

3. TESTING

THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING AND PAYING ALL COSTS ASSOCIATED WITH TESTING IN ACCORDANCE WITH D.S.G. SPEC SECTION 173-EXAMINATION AND TESTING OF MATERIALS AND WORK (ROADWORKS).

4. HOTMIX

ALL HOTMIX IS TO BE BLACK IN COLOUR AND IS TO MEET AND BE PLACED IN ACCORDANCE WITH D.S.G. SPEC SECTION 407-HOT MIX ASPHALT.

5. KERBS

ALL KERBS ARE TO BE AS SHOWN ON THE DRAWINGS AND BE IN ACCORDANCE WITH IPWEA LGAT STANDARD DRAWINGS.

6. ROAD RESERVE WORKS

ALL WORKS IN (OR REQUIRING OCCUPATION) IN THE ROAD RESERVE MUST BE UNDERTAKEN BY CONTRACTOR REGISTERED WITH COUNCIL'S (REGISTERED CONTRACTOR).

7. FOOTPATHS

CONSTRUCT FOOTPATHS INCLUDING EXPANSION / CONTROL / WEAKENED PLANE JOINTS IN ACCORDANCE WITH IPWEA STD DWG TSD-R11-v1

8. LANDSCAPE / STREET FURNITURE

- BOLLARDS, REFER DETAILS / SUPERINTENDENT'S SPEC.
- LANDSCAPING & STREET FURNITURE BY CONTRACTOR - U.N.O

STORMWATER

1. GENERAL

ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND DSG STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR. ALL STORM WATER PLUMBING & DRAINAGE TO COMPLY WITH A.S 3500.3.2003 STORM WATER DRAINAGE.

2. TESTING

ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. MANHOLES

MANHOLES ARE TO BE 1050 I.D. U.N.O PRECAST CONCRETE INSTALLED TO LOCAL COUNCIL STANDARDS. ALL MANHOLES IN TRAFFICED AREAS ARE TO BE FITTED WITH HEAVY DUTY GATIC COVERS AND SURROUNDS. ALL MANHOLES ARE TO HAVE A 5 METRE LENGTH OF 75mm AG-PIPE CONNECTED TO THEM AND LAID IN THE UPSTREAM PIPE TRENCH IMMEDIATELY ADJACENT TO AND AT THE INVERT OF THE LOWEST PIPE WORK.

4. SIDE ENTRY PIT (SEP)

- PIT INVERT DEPTHS VARY, REFER SITE PLAN.
- BENCH OUT IN A NEAT AND TIDY MANNER TO ENGINEERS APPROVAL.
- GRATED PIT - GULLY HINGED OR OTHER TYPE APPROVED
- CONCRETE KERB LINTEL - STEEL KERB LINTEL AND 1200 LONG GALV BAR

5. TRENCHING AND BACKFILL

ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND THE LOCAL COUNCIL STANDARDS.

6. INSPECTIONS

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. AS CONSTRUCTED DRAWINGS

THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS CONSTRUCTED' DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL COUNCIL. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

8. TESTING

CONTRACTOR SHALL CAMERA TEST ALL PIPES AND SUBMIT FOOTAGE TO LOCAL COUNCIL FOR APPROVAL.

9. REDUNDANT PIPE WORK

FILL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC.1 - 0.5-2.0 MPa)

SEWERAGE

1. GENERAL

ALL SEWER WORKS TO BE IN ACCORDANCE WITH THE WSA SEWER CODE (WSA 02-2014-3.1 MRWA) AND AS AMENDED BY THE TASWATER SUPPLEMENT. TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE CITY WEST WATER WEBSITE HTTP://WWW.MRWA.COM.AU/PAGES/PRODUCTS.ASPX. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND TASWATER FIELD SERVICES OFFICER.

2. TESTING

ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. SEWER MAIN CONNECTIONS

ALL NEW LIVE CONNECTIONS TO EXISTING TASWATER SEWER INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SEWER MAINS / MANHOLES TO BE COMPLETED BY TASWATER (UNLESS PRIOR WRITTEN APPROVAL) AT OWNERS COST.

INSTALL PROPERTY SEWER CONNECTIONS (STANDARD OR SLOPED) WITH SURFACE I.O. NORMALLY 1.0m WITHIN EACH NEW LOT IN ACCORDANCE WITH SECTION 5 OF WSA 02-2014-3.1.

4. MANHOLES

MANHOLES ARE TO BE 1050 I.D. PRECAST CONCRETE INSTALLED TO WSA STANDARDS. CONSTRUCT ALL MANHOLES (MH) AND MANHOLE COVERS IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA - NEIGHBOURING RETAIL WATER AGENCIES INTEGRATED CODE - WSA 02-2014-3.1 MRWA VERSION 2.0 AND TASWATER'S SUPPLEMENT TO THIS CODE. ALL MANHOLES IN TRAFFICABLE AREAS ARE TO BE FITTED WITH HEAVY DUTY CLASS D GATIC COVERS AND SURROUNDS. ALL MANHOLES IN NON-TRAFFICABLE AREAS ARE TO BE FITTED WITH MEDIUM DUTY CLASS B GATIC COVERS AND SURROUNDS. BENCHING TO BE FULL DEPTH OF PIPE DIAMETER AS PER DETAILS IN WSA 02-2014-3.1 MRWA VERSION 2.0

5. TRENCHING AND BACKFILL

ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.

CEMENT STABILISED EMBEDMENT:

FOR SEWER MAINS THE FOLLOWING CHANGES SHOULD BE APPLIED TO THE MRWA SEWERAGE STANDARDS DRAWINGS MRWA-S-202 AND MRWA-S-205 MRWA-S-202

THE REQUIREMENT IDENTIFIED IN THE THIRD DOT POINT FOR TYPE B IN THE NOTES REGARDING TABLE 202-A SHALL BE AMENDED TO READ "WHERE SEWER AT GRADE > 1 IN 10"

MRWA-S-205
NOTE C REMAINS VALID "WHEN SOCKETED MAINS ARE LAID AT -1 IN 20 SLOPE IN AREAS THAT ARE LIKELY TO HAVE HIGH GROUND WATER, CEMENT STABILIZED EMBEDMENT SHALL BE USED AS PER MRWA-S-202"

6. INSPECTIONS

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT (LIAS WITH TASWATER). 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. AS CONSTRUCTED DRAWINGS

THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS INSTALLED' DRAWINGS TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

8. TESTING

CONTRACTOR SHALL CCTV ALL PIPES AND SUBMIT FOOTAGE TO TASWATER FOR APPROVAL.

9. REDUNDANT PIPE WORK

FILL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC.1 - 0.5-2.0 MPa)

WATER RETICULATION

1. GENERAL

ALL WATER SUPPLY CONSTRUCTION TO:

- WATER SUPPLY CODE OF AUSTRALIA (WSA 03-2011-3.1 VERSION MRWA EDITION V2.0) - PART 2: CONSTRUCTION
- WATER SERVICES ASSOCIATION OF AUSTRALIA - TASWATER SUPPLEMENT
- TASWATER'S STANDARD DRAWINGS TWS-W-0002 SERIES
- WATER METERING POLICY/METERING GUIDELINES
- TASWATER'S STANDARD DRAWINGS TWS-W-0003 - FOR PROPERTY SERVICE CONNECTIONS - PAGE FOR WATER METER ASSEMBLY
- BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND ASS500 1:2003.

ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL WATER AUTHORITY WORKS SUPERVISOR.

2. TESTING

ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

3. FIRE HYDRANTS

FIRE HYDRANTS ARE TO BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARD MARKERS AS REQUIRED BY THE LOCAL AUTHORITY.

4. THRUST AND ANCHOR BLOCKS

THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WITH TASWATER STANDARDS.

5. TRENCHING AND BACKFILL

ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DRAWINGS AND TASWATER STANDARDS INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.

CEMENT STABILISED EMBEDMENT:

THE LATEST VERSION OF DRAWING MRWA-W-208 (REV 3) INCLUDES TABLE 208-A WITH NOTE G INDICATING THAT WHEN TRENCHSTOPS OR BULKHEADS ARE USED (GRADES GREATER THAN 5%) CEMENT STABILISED EMBEDMENT MUST BE USED. THIS IS NOT TASWATER'S PREFERRED STANDARD.

FOR PIPES UP TO 10% GRADE TASWATER WILL ACCEPT THE PREVIOUS REVISION OF MRWA (REV 2). IE. PIPES UP TO 10% GRADE DO NOT REQUIRE CEMENT STABILISED EMBEDMENT UNLESS THE CONDITIONS OF NOTE H APPLY. "WHEN SOCKETED MAINS ARE LAID AT +5% SLOPE IN AREAS THAT ARE LIKELY TO HAVE HIGH GROUND WATER, CEMENT STABILISED EMBEDMENT SHALL BE USED." FOR PIPES AT GRADE GREATER THAN 10% MRWA-W-208 REV 3 REMAINS VALID.

THE LATEST VERSION OF MRWA-W-203 (REV 2) EMBEDMENT SHALL BE ADOPTED NOTING THAT THE REQUIREMENT IDENTIFIED IN THE THIRD DOT POINT FOR TYPE B IN THE NOTES REGARDING TABLE 203-A SHALL BE AMENDED TO READ "WHERE WATER MAIN GRADE >10%".

FURTHER TO THIS IT SHOULD BE NOTED THAT MOST WATER MAINS ARE LIKELY TO REQUIRE A TYPE A EMBEDMENT SYSTEM. THE VARIOUS MATERIALS AVAILABLE FOR THIS SYSTEM ARE IDENTIFIED IN TABLE 203-B

6. INSPECTIONS

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION.

- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING

7. PIPE CLEANING - 'DISINFECTION'

THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORIDE AS DIRECTED BY THE LOCAL AUTHORITY.

8. AS CONSTRUCTED DRAWINGS

THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS INSTALLED' DRAWINGS TO THE STANDARD REQUIRED BY TASWATER. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR. RARE CAN PROVIDE THIS SERVICE, HOWEVER THE CONTRACTOR WILL BE CHARGED FOR THIS SERVICE AND SHOULD BE AWARE OF THIS WHEN PRICING.

9. PROPERTY WATER CONNECTIONS

ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRWA-W-110 AND MRWA-W-111 AND TASWATER STANDARD DRAWING TW-W-0002 SERIES. THEY SHALL BE DN25(I.D.20) HDPE (PE100) SDR 11 PN16 PIPE. WHERE UNDER ROADS PIPES SHALL BE SLEEVED IN DN100 SNA PIPE FITTED WITH TRACE AND TIGHT FITTING RUBBER WRAPS AT 2M CENTRES TO PREVENT WATER HAMMER

10. WATER MAINS CONNECTIONS

ALL NEW LIVE CONNECTIONS TO EXISTING TASWATER WATER INFRASTRUCTURE TO BE COMPLETED BY TASWATER AT OWNERS COST.

11. MINIMUM COVER

- MINIMUM COVER FOR WATER LINES ARE TO BE:
 - UNDER ROAD WAYS (EXCLUDING MAJOR ROADS) AND VEHICULAR CROSS OVERS - 600mm
 - RESIDENTIAL LAND - 450mm
 - NON-RESIDENTIAL LAND - 600mm

SURVEY

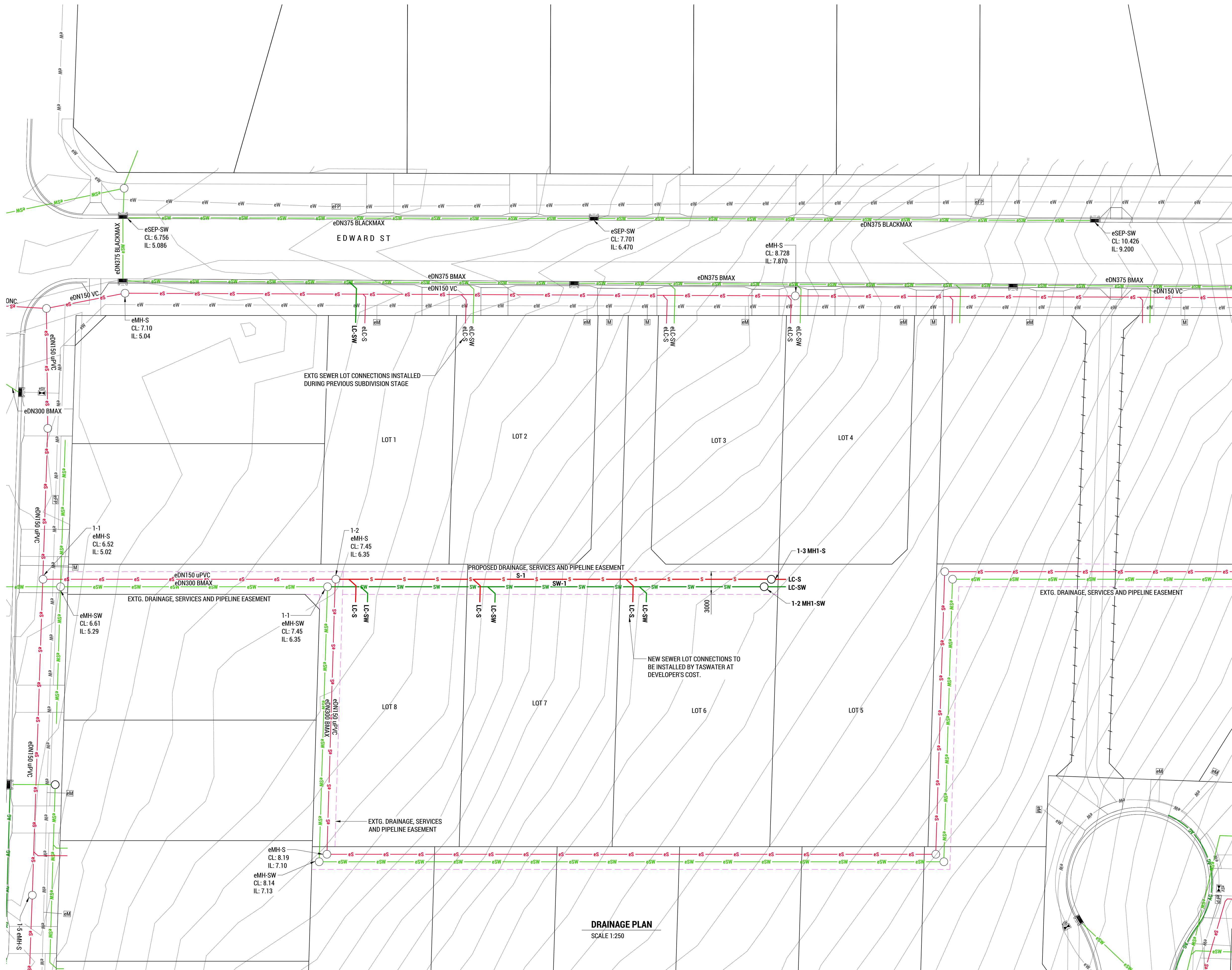
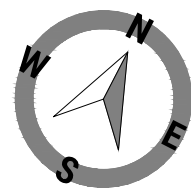
1. SURVEY DETAILS

FOLLOWING ARE SURVEY DETAILS USED AS BASIS FOR DESIGN:

- SURVEYOR: WOOLCOTTS SURVEYORS
- SURVEY REF. NO. L210928
- SURVEY DATE: 20-04-22
- SITE LOCATION: FRIEND ST, GEORGE TOWN
- COORDINATE SYSTEM: GDA20 MGA55
- LEVEL DATUM: AHD 83
- SERVICE MARKER: SPM2324

2. SETOUT

- SETOUT RESPONSIBILITY
 - CONTRACTOR TO ARRANGE AND PAY FOR REGISTERED SURVEYOR TO SETOUT THE PROJECT. RARE WILL PROVIDE CAD FILES TO ASSIST.



LEGEND	
eSW	EXISTING STORM WATER MAIN
sSW	PROPOSED STORMWATER MAIN
eS	EXISTING SEWER MAIN
s	PROPOSED SEWER MAIN
AG	PROPOSED AG DRAIN
- - - - -	PROPOSED OPEN / SWALE / VEE DRAIN
- - - - -	PROPOSED PIPELINE, SERVICES & DRAINAGE EASEMENT

MH-S	SEWER MANHOLE
MH-SW	STORMWATER MANHOLE
SEP-SW	SIDE ENTRY PIT
eLC-SW	EXTG. STORMWATER LOT CONNECTION - DN100 uPVC SN6 U.N.O.
eLC-S	EXTG. SEWER LOT CONNECTION - DN100 uPVC SN10 U.N.O.
LC-SW	STORMWATER LOT CONNECTION - DN100 uPVC SN6 U.N.O.
LC-S	SEWER LOT CONNECTION - DN100 uPVC SN10 U.N.O.

STORMWATER PIPE SCHEDULE			
MARK	PIPE SIZE	TYPE	CLASS
SW-1	Ø225	BLACKMAX	SN8

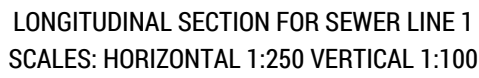
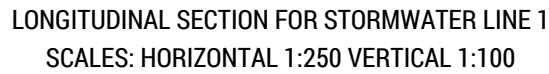
STORMWATER PIT / MANHOLE SCHEDULE			
MARK	SIZE	TYPE	ACCESSORIES
MH1-SW	Ø1050	PRECAST CONC.	CLASS B 'SW' MARKED GATIC LID


SEWER PIPE SCHEDULE			
MARK	PIPE SIZE	TYPE	CLASS
S-1	Ø150	uPVC RRJ	SN8

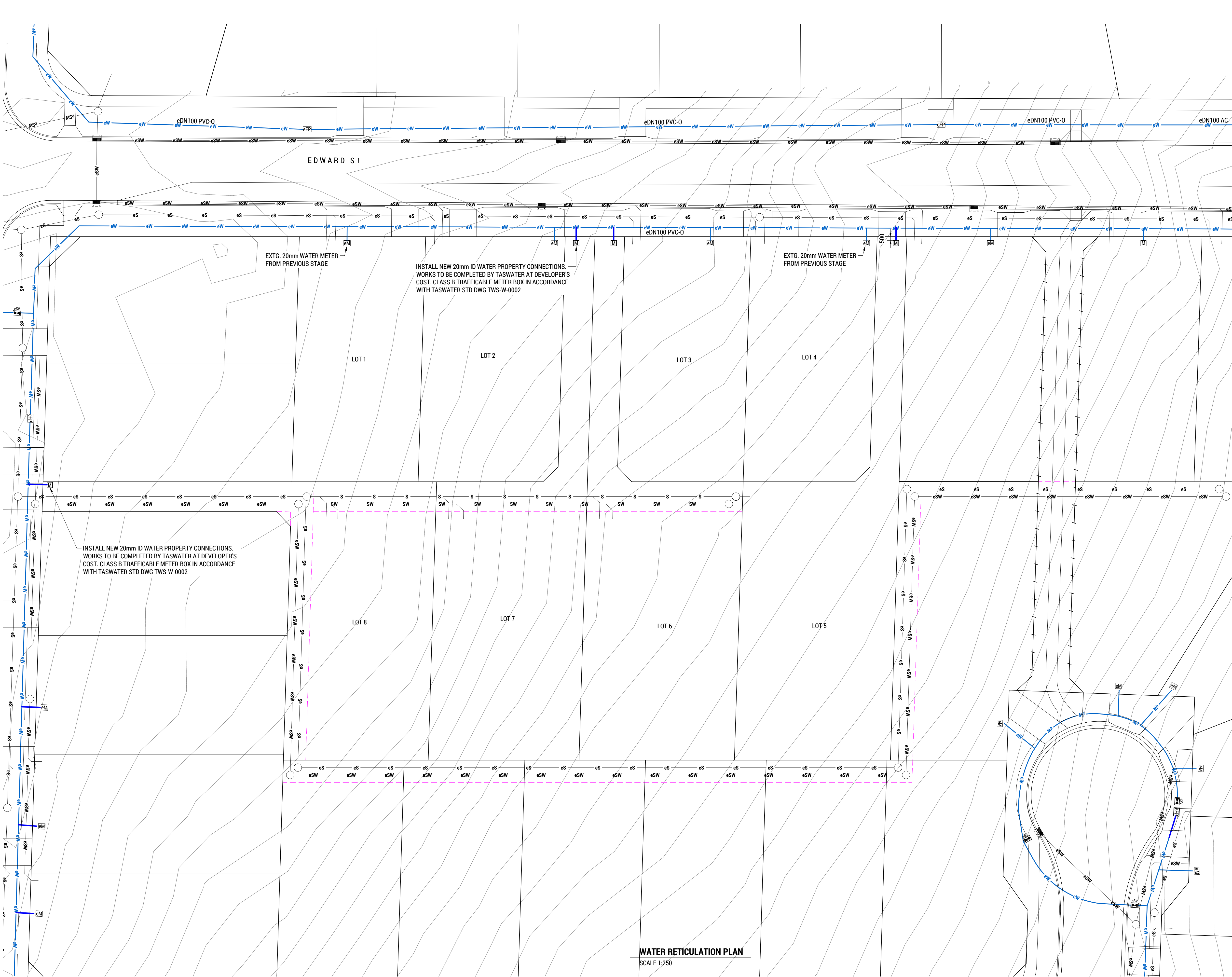
SEWER PIT / MANHOLE SCHEDULE			
MARK	SIZE	TYPE	ACCESSORIES
MH1-S	Ø1050	PRECAST CONC.	CLASS B 'S' MARKED GATIC LID

DRAINAGE PLAN
SCALE 1:250

		STATUS: CONTROLLED DOCUMENT		DESIGN BY: KL
		DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257		DESIGN CHK: JWS
		DRAWN BY: KL		DRAFT CHK: JWS
		DATE: 14-11-23		DATE: 14-11-23
0	DEVELOPMENT APPLICATION	KL	14-11-23	
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	APPROVED: R. JESSON ACRED. No: CC48581
				rare. 22-24 Paterson Street Launceston TAS 7250 rarein.com.au P. 03 6388 9200
				CLIENT: KERNAL INVESTMENTS PROJECT: SUBDIVISION - STAGE 3 ADDRESS: FRIEND ST, GEORGE TOWN
				TITLE: DRAINAGE PLAN SCALE: 1:250 SHEET SIZE: A1 DWG's IN SET: - PROJECT No: 221022 DWG No: C501 REV: 0



						STATUS: CONTROLLED DOCUMENT		DESIGN BY: KL DESIGN CHK: JWS				CLIENT: KERNAL INVESTMENTS		TITLE: DRAINAGE LONG SECTION	
						DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257		DRAWN BY: KL DRAFT CHK: JWS				PROJECT: SUBDIVISION - STAGE 3		SCALE: 1:100, 1:250 SHEET SIZE: A1 DWG's IN SET: -	
0 DEVELOPMENT APPLICATION		KL 14-11-23								22-24 Paterson Street Launceston TAS 7250 rarein.com.au P. 03 6388 9200		ADDRESS: FRIEND ST, GEORGE TOWN		PROJECT No: 221022 DWG No: C511 REV: 0	
REV: ISSUED FOR / DESCRIPTION:		BY: DATE:		APPROVED: R. JESSON		ACRED. No: C448581		DATE: 14-11-23							



LEGEND

eW

EXISTING WATER MAIN

W

PROPOSED WATER MAIN

eFP

EXISTING FIRE PLUG

eSV

EXISTING STOP VALVE

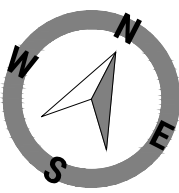
eM

EXISTING WATER METER

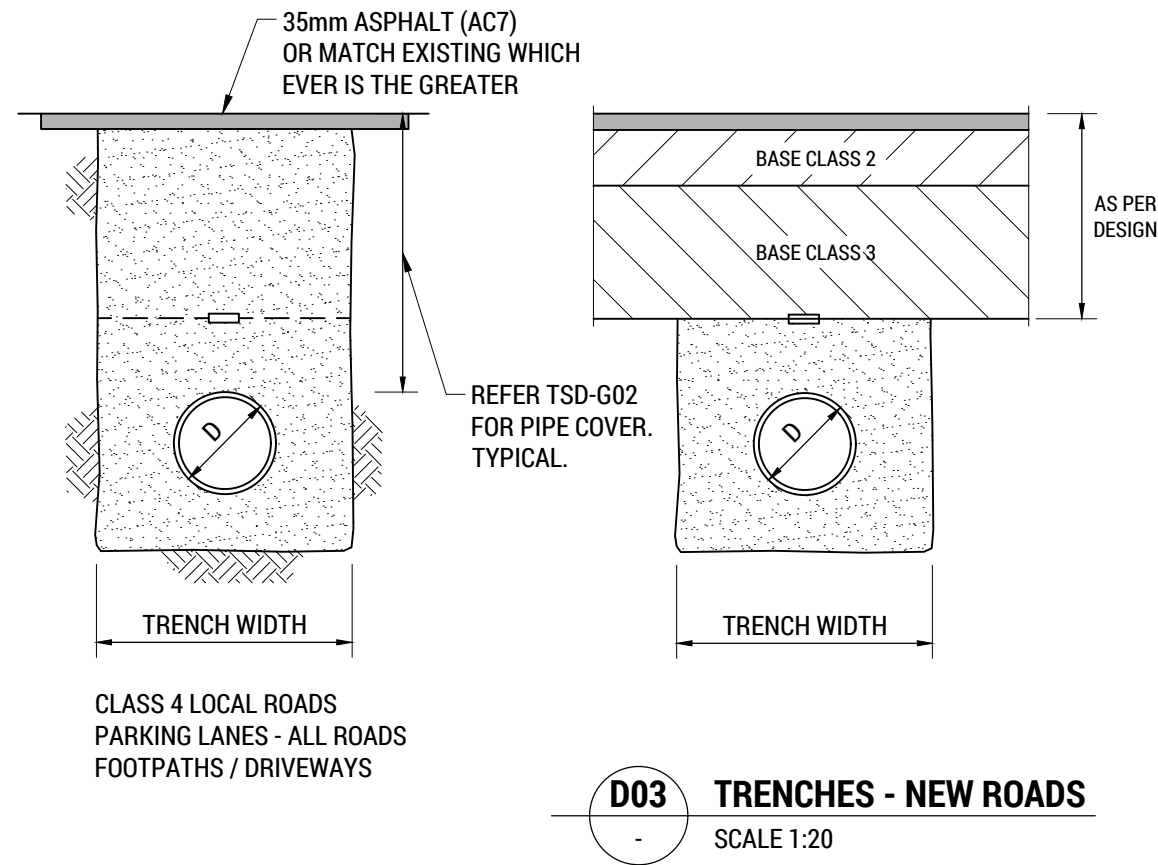
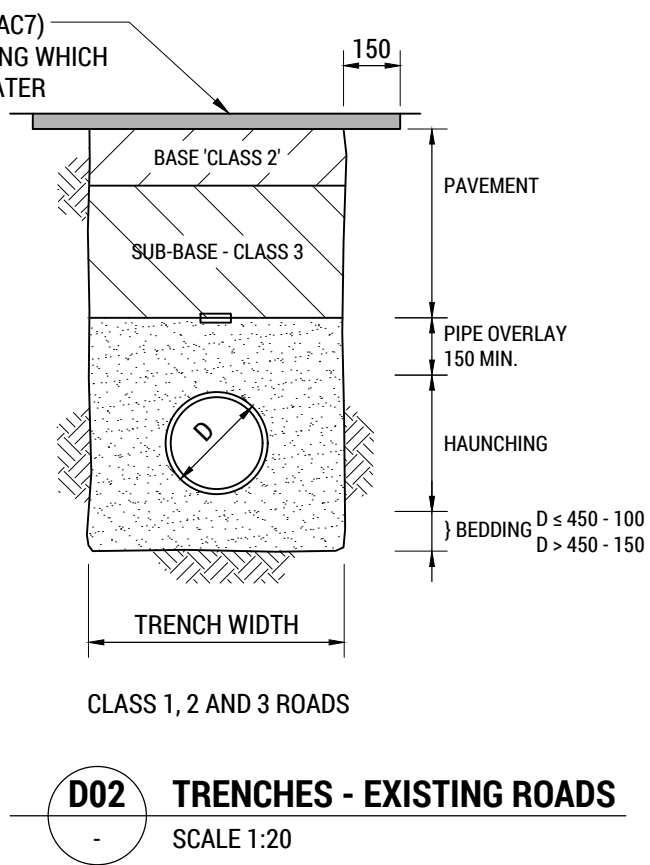
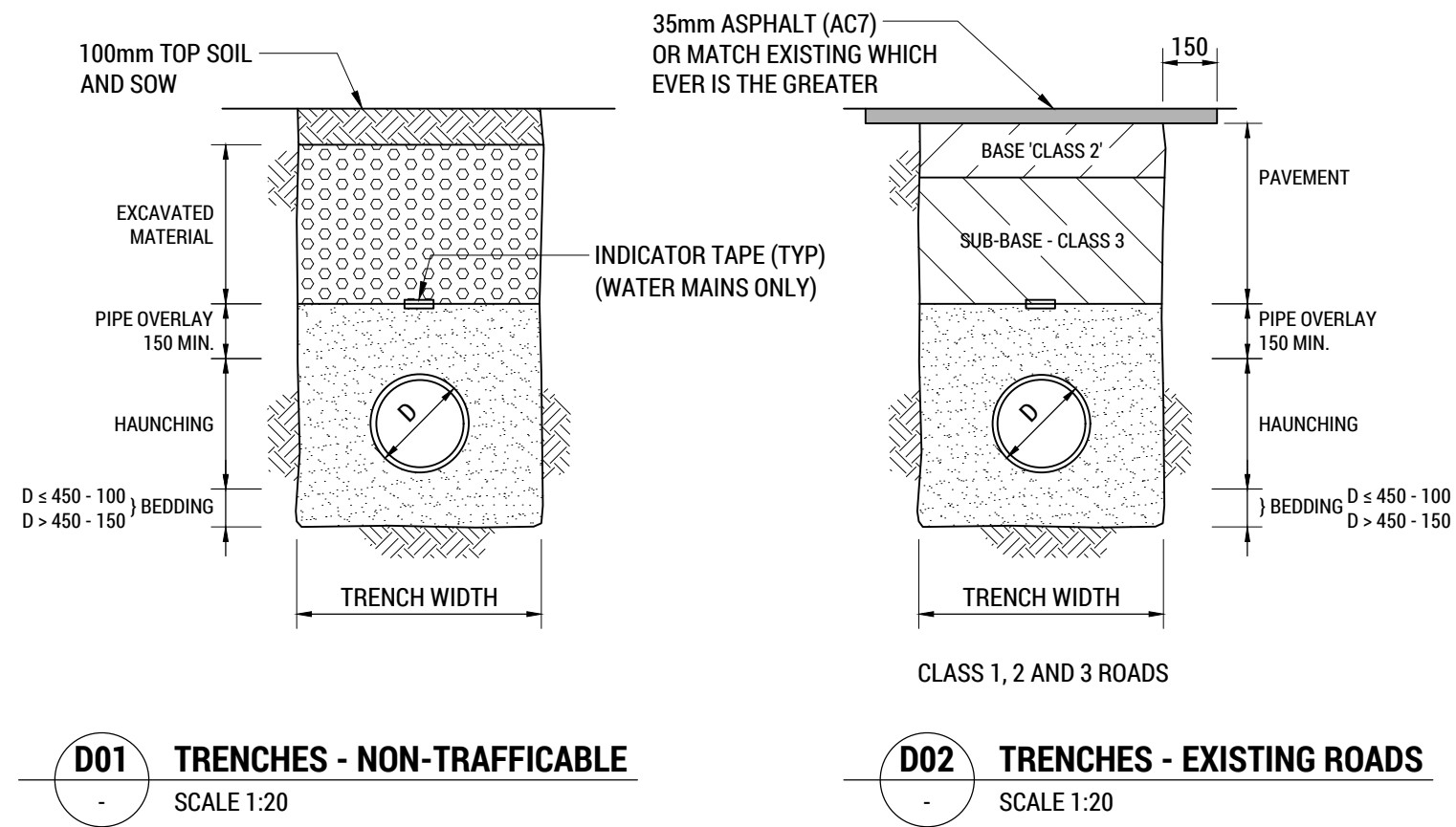
M

NEW DN25 (20ID) POLY PE100 SDR11 PN16
PROPERTY CONNECTION U.N.O.

WATER MAIN SCHEDULE		
MARK	PIPE SIZE	TYPE
W-1	DN25 (20ID)	POLY PE100 SDR11 PN16



WATER RETICULATION PLAN
SCALE 1:250



TRENCH WIDTH		
PIPE TYPE	NOM. DIA (D)	TRENCH WIDTH
CONCRETE	≤ 1500	D + 300
	> 1500	DESIGN REQ.
OTHER PIPES	100	300
	150	450
	225-300	600
	450	750
	450-1500	D + 600
	> 1500	DESIGN REQ.

MINIMUM TRENCH WIDTHS MAY BE VARIED ABOVE THE PIPE OVERLAY ZONE TO MEET 'WORKPLACE STANDARDS' REQUIREMENTS.
ie EXCAVATIONS OVER 1.5m MAY REQUIRE RISK ASSESSMENT.

COMPACTION OF BEDDING, HAUNCHING & OVERLAY
REFER TO AS 1289-5.5

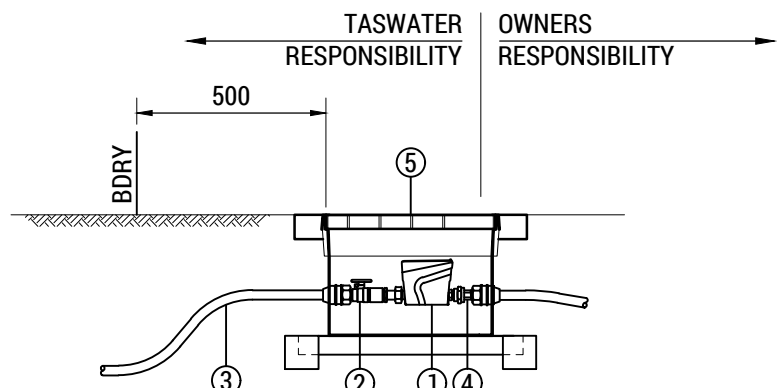
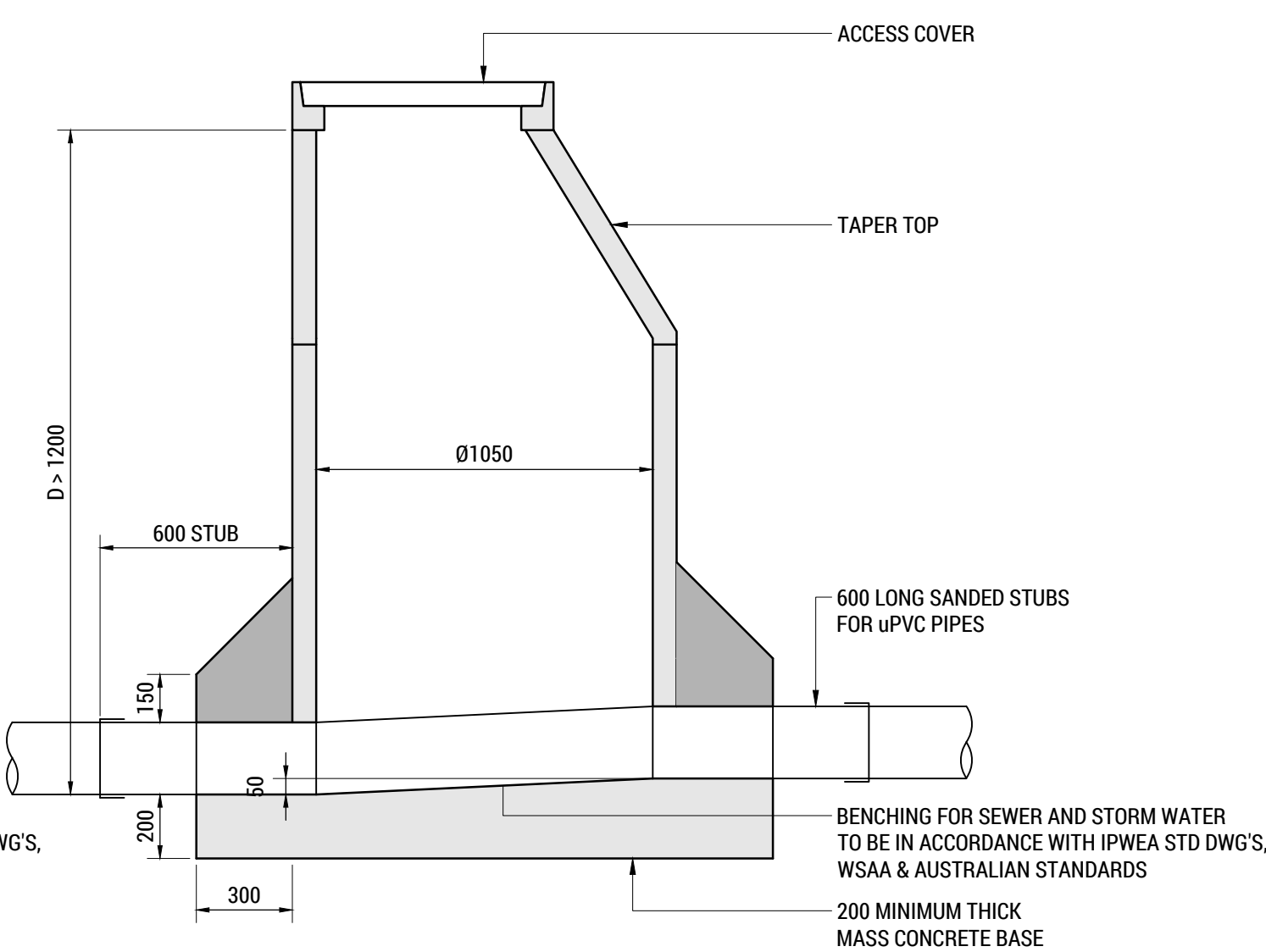
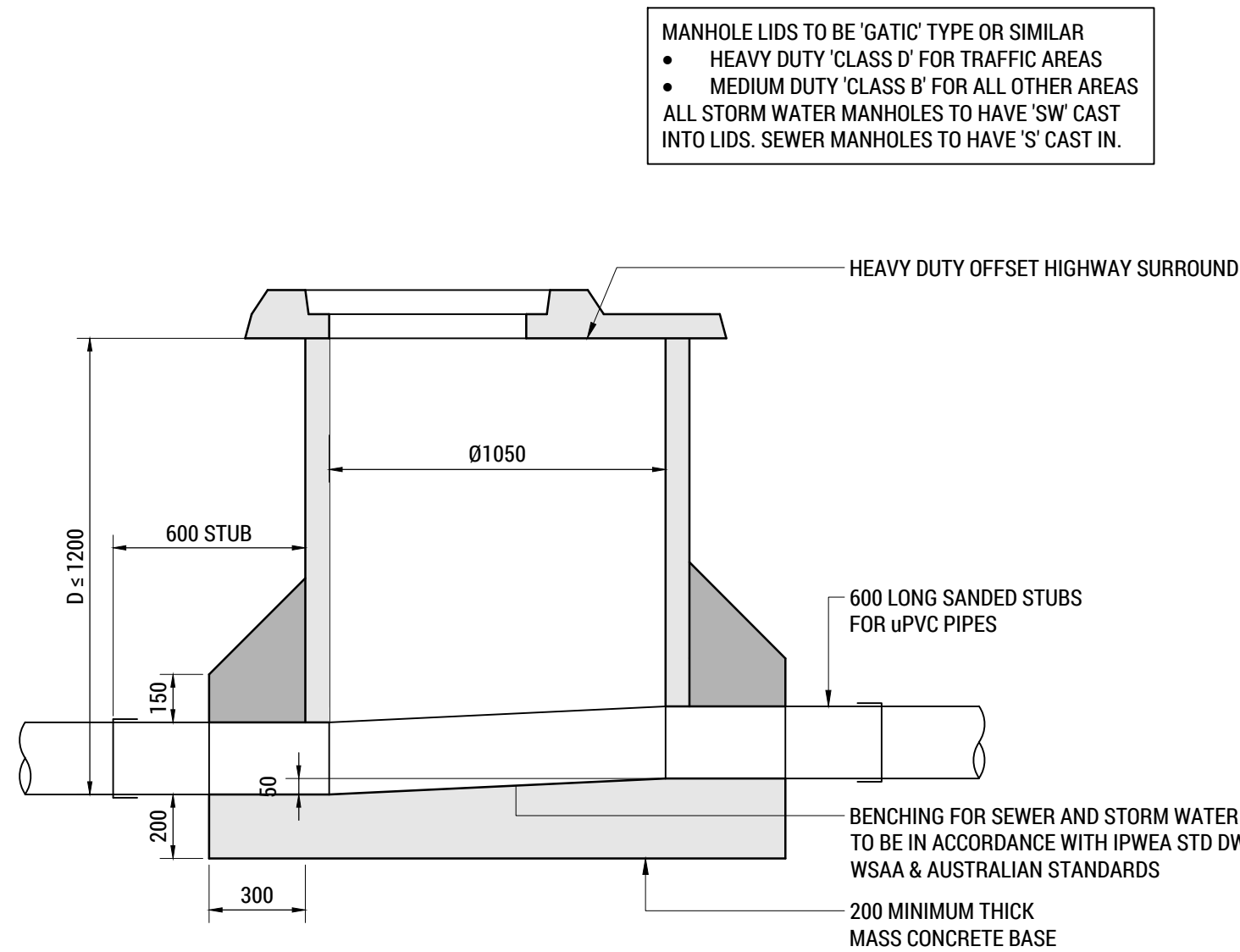
CONCRETE PIPES = MIN. DENSITY INDEX = 60% (85% STD. COMPACTION)
uPVC PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)
DICI PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)

BEDDING, HAUNCHING AND OVERLAY MATERIAL
BEDDING, HAUNCHING AND PIPE OVERLAY MATERIAL SHALL CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND SHALL COMPLY WITH THE FOLLOWING GRADINGS:

FOR uPVC AND DUCTILE IRON PIPES SAND OR CRUSHED ROCK (STONE DUST)	
SIEVE APERTURE (mm)	% PASSING (BY MASS)
TO AS 1152	
6.7	100
2.36	70-100
0.6	20-90
0.3	8-50
0.15	0-20
0.075	0-10

FOR CONCRETE PIPES CRUSHED ROCK	
SIEVE APERTURE (mm)	% PASSING (BY MASS)
TO AS 1152	
19	100
2.36	50-100
0.6	20-90
0.3	10-60
0.15	0-25
0.075	0-10

ALL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH AS 3725 AND TO THE SATISFACTION OF THE SUPERINTENDENT.



EQUIPMENT SCHEDULE (PER UNIT)	
ITEM	DESCRIPTION
1	'SENSUS' WATER METER WITH DUAL CHECK VALVE - SUPPLIED BY TASWATER
2	20mm BALL VALVE - W/MRK LOCKABLE QUARTER TURN BRASS DZR, RESILIENT SEATED WITH EXTENDABLE NUT AND TAIL - SUPPLIED BY TASWATER
3	20mm PIPE AND FITTINGS (PN. 16 MINIMUM) - REFER SCHEDULE
4	20mm BRASS NUT & TAIL - SUPPLIED BY TASWATER
5	METER BOX - REFER TASWATER STD DWG TWS-W-0002 SH05 FOR METER BOXES IN NON-TRAFFICABLE (CLASS A) / FOOTPATH AND PAVED AREAS (CLASS B) & TRAFFICABLE AREAS

D06 20mm LOW HAZARD BELOW GROUND METER DETAIL
SCALE 1:20



WOOLCOTT SURVEYS

BUSHFIRE HAZARD EXEMPTION REPORT

Eight (8) Lot Subdivision

Owners:

Kernal Investments Pty Ltd

Property address:

Friend Street

George Town

CT238503/1

George Town Council

General Residential Zone

Author

James Stewart

Woolcott Surveys

(03) 6332 3760

Contents

Executive Summary.....	2
1. Proposal	3
2. Site Details	5
3. Land Use Planning.....	7
4. Access.....	8
5. Water	8
6. Slope.....	8
7. Conclusions and Justification	8
8. Recommendations	9
Annexure 1 – Proposal Plan	10
Annexure 2 – Bushfire Prone Areas Certificate	11

Executive Summary

The proposed eight (8) lot subdivision is subject to a bushfire threat, with parts of the parent title subject to the bushfire prone areas overlay under the *Tasmanian Planning Scheme – George Town*

It is assessed that there is insufficient increase in risk to warrant a bushfire hazard management plan for this application. This assessment is based on:

- The only identified bushfire prone vegetation within 100m of the site is grassland. The proposed lots are not within 50m of grassland.
- Land to the north is zoned General Residential. These lots are considered low threat vegetation as they are vacant lots <1500m2 as per Bushfire Hazard Advisory note 1 2014.
- The balance lot is approved for residential subdivision of 37 lots. This is currently being developed with civil works underway. Titles expected before end of 2023.
- All the land has suitable access to a Council maintained road.
- Fire hydrants will be located along Edward Street, and put in as part of surrounding subdivision works.

Client: Kernal Investments Pty Ltd.

Council: George Town Council

Zoning: General Residential Zone

Property details: Friend Street, George Town.

Proposal: 8 Lot Subdivision

Conclusions and

Recommendations: The proposed 8 Lot Subdivision is considered exempt under clause C13.4.1 a) of the *Bushfire Prone Areas Code of the Tasmanian Planning Scheme – George Town*.

Author	Version number	Date
James Stewart	1.0	27/10/2023

DISCLAIMER

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other than what has been specifically provided for in the certified plans attached. Woolcott Surveys accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the exempt classification may be different to that which has been identified in this report. In this event the report is considered to be void.

Signed:



Author: James Stewart

Position: Town Planner and Accredited Bushfire Practitioner BFP 157

1. Proposal

Application is made for an 8 lot subdivision for land at Friend Street, George Town. The land has frontage onto Edward Street to the north and Friend Street to the west. Edward Street is currently being constructed as part of a Department of Housing Subdivision to the north.

The 8 new lots within the General Residential Zone will be as follows:

Lot Number	Proposed Lot Size
Lot 1	561m ²
Lot 2	618m ²
Lot 3	559m ²
Lot 4	560m ²
Lot 5	922m ²
Lot 6	920m ²
Lot 7	896m ²
Lot 8	867m ²



Figure 1 - view over residential part of the site being subdivided. Works associated with subdivision of balance lot evident on site.

The proposed location and layout for the subdivision is shown below:

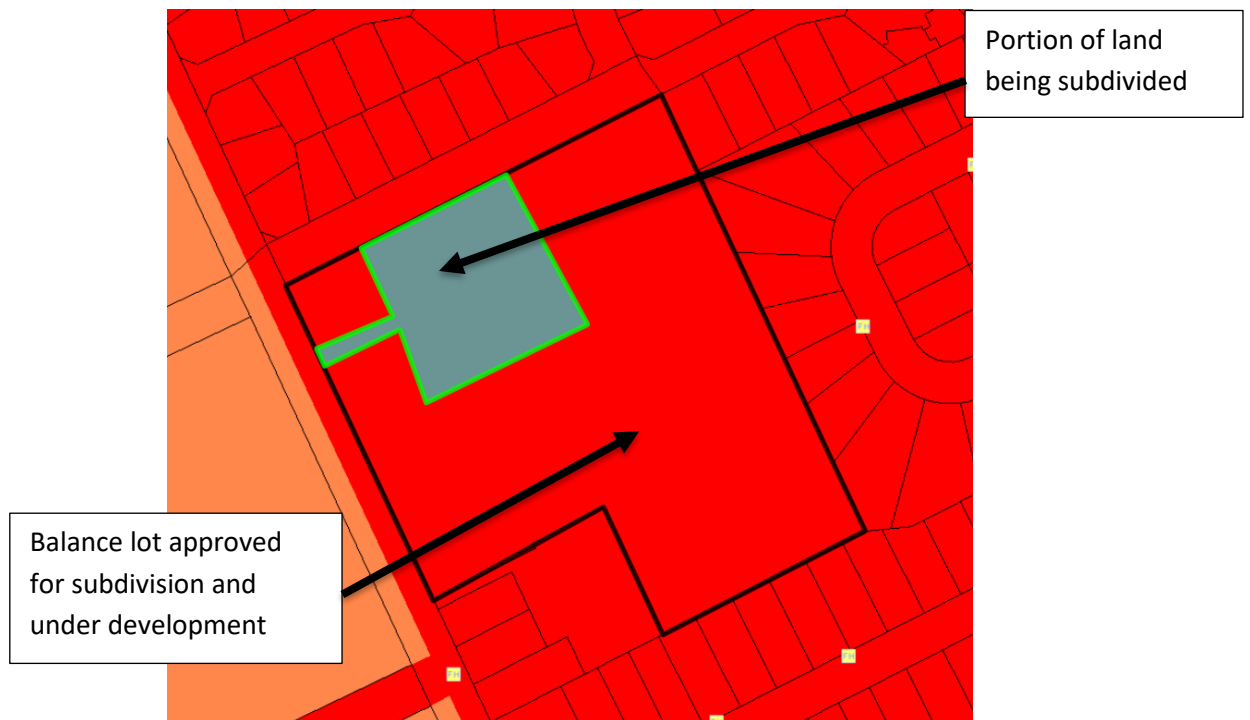


Figure 2 – Lot boundaries, showing area being subdivided.

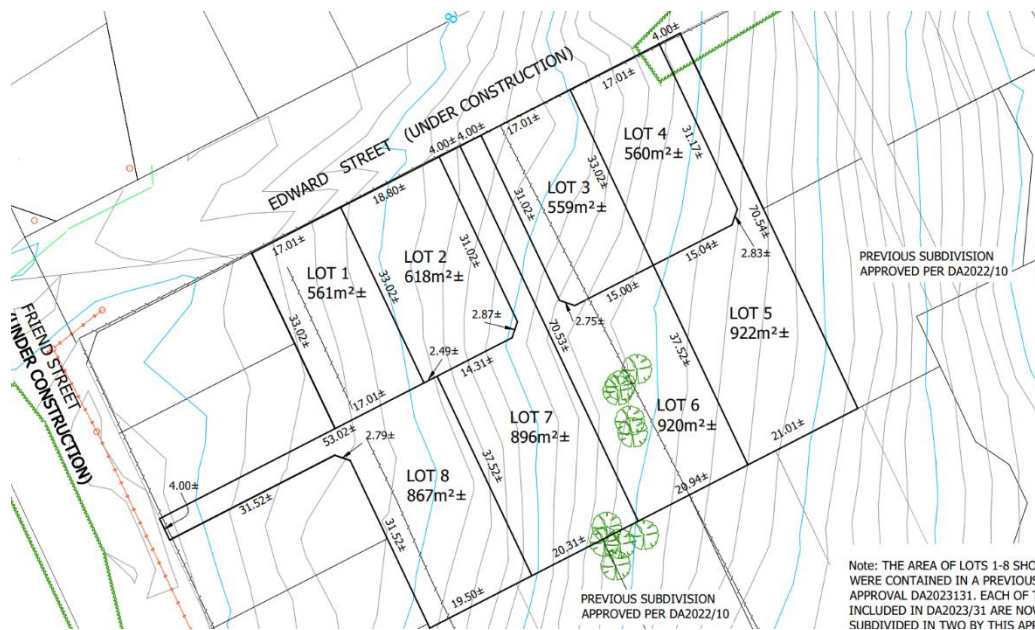


Figure 3 - Proposed layout for residential lots

2. Site Details

The land being developed is within an urban environment. This part of George Town is characterised by established single dwellings on residential lots. The area zoned General Residential is serviced by reticulated water, sewer, and stormwater. The land is currently under development for an approved 37 lot subdivision. There is no established vegetation existing on site. There are residential properties to the north, south and east. The property to the west is a large residential property containing a single dwelling with paddocks.



Figure 4 - Aerial view to show the residential land being subdivided.

According to TasVeg 4.0 there are two classifications across the land. The area being subdivided is classified as agricultural land on the basis of no residential buildings being present. Land to the north is currently vacant residential lots which are being developed by housing Tasmania. These are classified as FAG (agricultural). Land to the west is generally classified as FAG. There are no other vegetation types noted within 100m of the site.

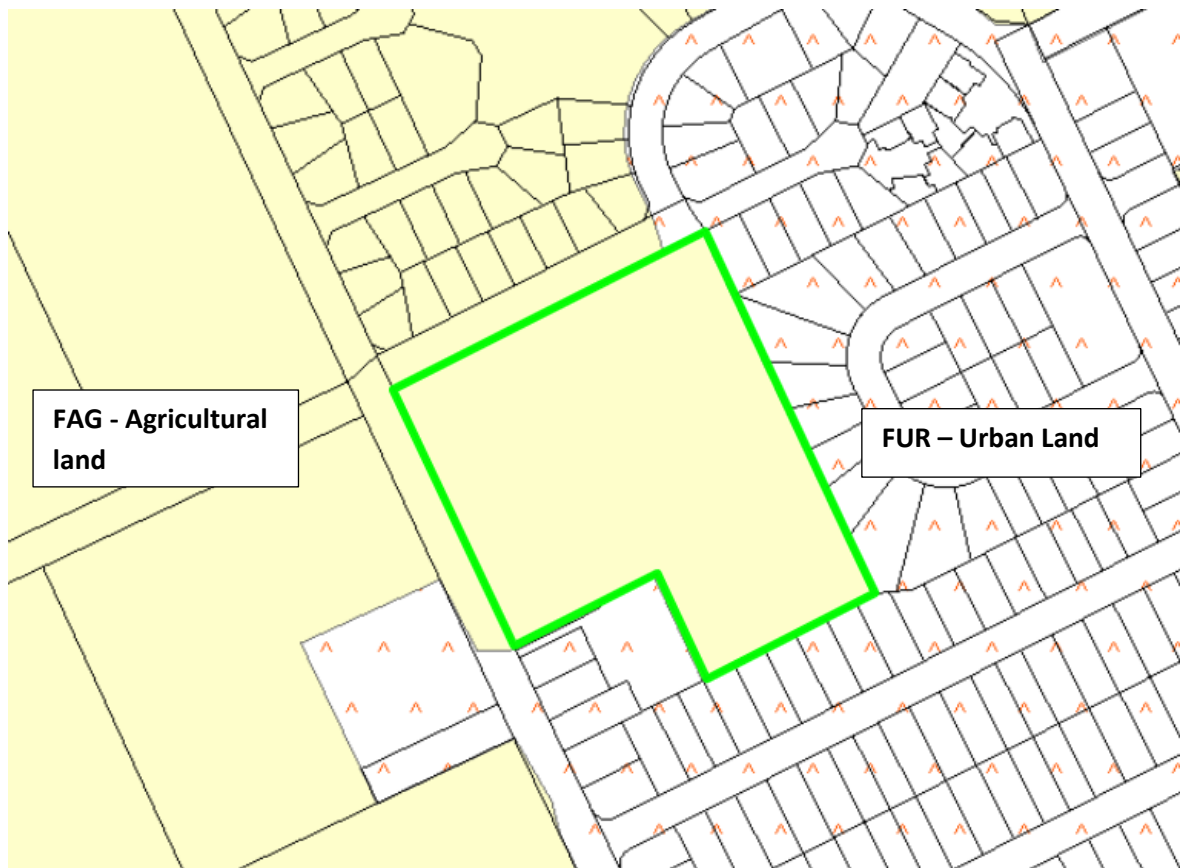


Figure 5 - TasVeg 4 mapping for the portion of land being subdivided.

3. Land Use Planning

The area being subdivided is contained entirely within the General Residential Zone. Residential zoned areas exist to the north, south and east. Future Urban land is located to the west.

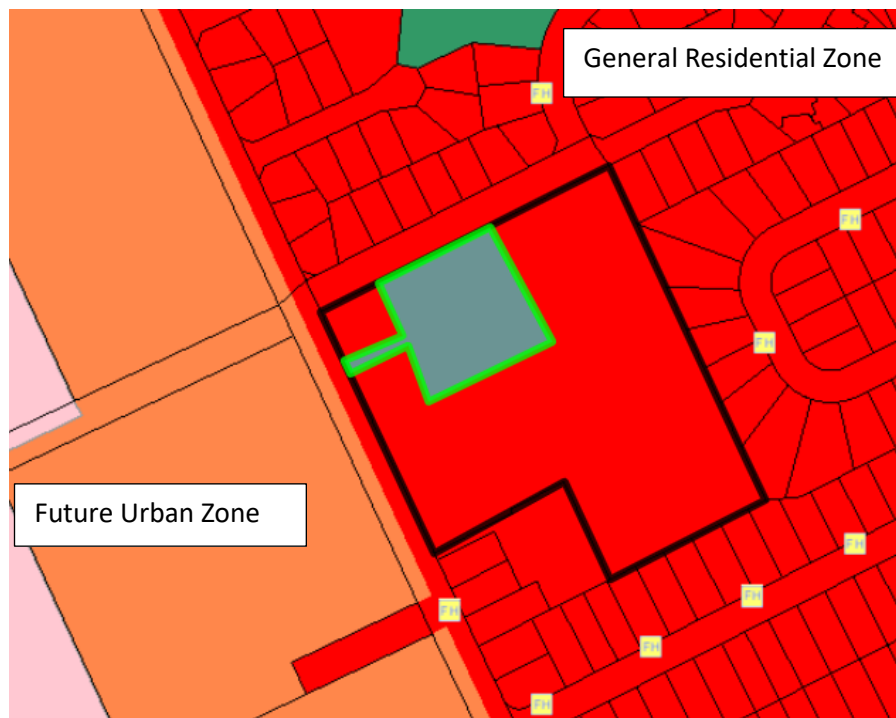


Figure 6 - Zoning of the site and surrounds.

The land is subject to the bushfire prone areas overlay.

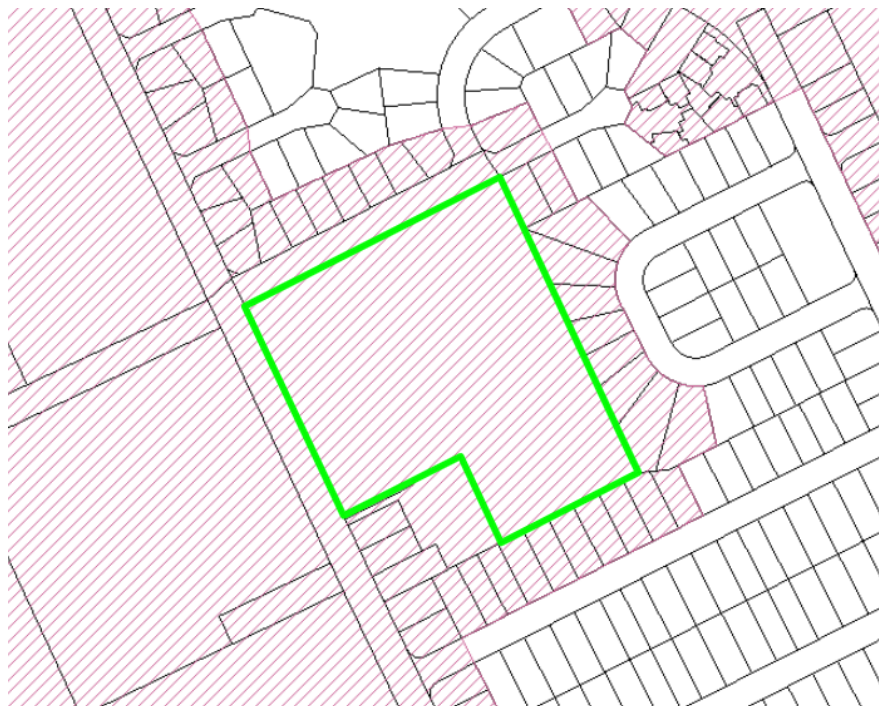


Figure 7 - Subject site showing extent of bushfire prone area overlay mapping.

4. Access

The subdivision will result in all residential lots having access to a Council maintained road. Edward Street is currently under construction to the north. This will allow vehicular access for all lots.



Figure 5 - View looking east up Edward street, currently under construction.

5. Water

Fire Hydrants are currently located out the front of the site along Edward Street and Friend Street. All lots are within 90m of a hydrant. The hydrants are being installed as part of the civil works to allow lots on the northern side of Edward Street to be developed.

6. Slope

The land is generally flat. There is a slight fall to the west, and gradual rise to the north.

7. Conclusions and Justification

C13.0 Bushfire Prone areas code applies, as the subdivision is occurring on land which is mapped as bushfire prone on a planning scheme overlay. There is however an insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

This is on the basis that there is no bushfire prone vegetation within 50m of the building areas on the lots. Land to the north of the subject site is owned by Housing Tasmania, and is being developed to allow for single dwelling construction. These lots are exempt and classified as low threat vegetation under bushfire hazard advisory note 1, 2014, due to the size of the residential lots. Land to the south is associated with the balance lot, which is under construction as part of the approved 37 lot subdivision.

Titles on the balance lot are expected to be issued prior to the end of the year. Grassland to the west, associated with 40 North Street and 141 Friend Street is over 50m from the building areas on the proposed 8 lots. Any future development on lots 1-8 as proposed would be classified as BAL LOW.

All of the lots will have access onto a Council road, which will contain hydrants. Lots will be within 90m of hydrants ensuring complete coverage for future dwellings.

It is therefore concluded that there is an insufficient increase in the bushfire risk as a result of the proposed 8 lot and balance lot subdivision.

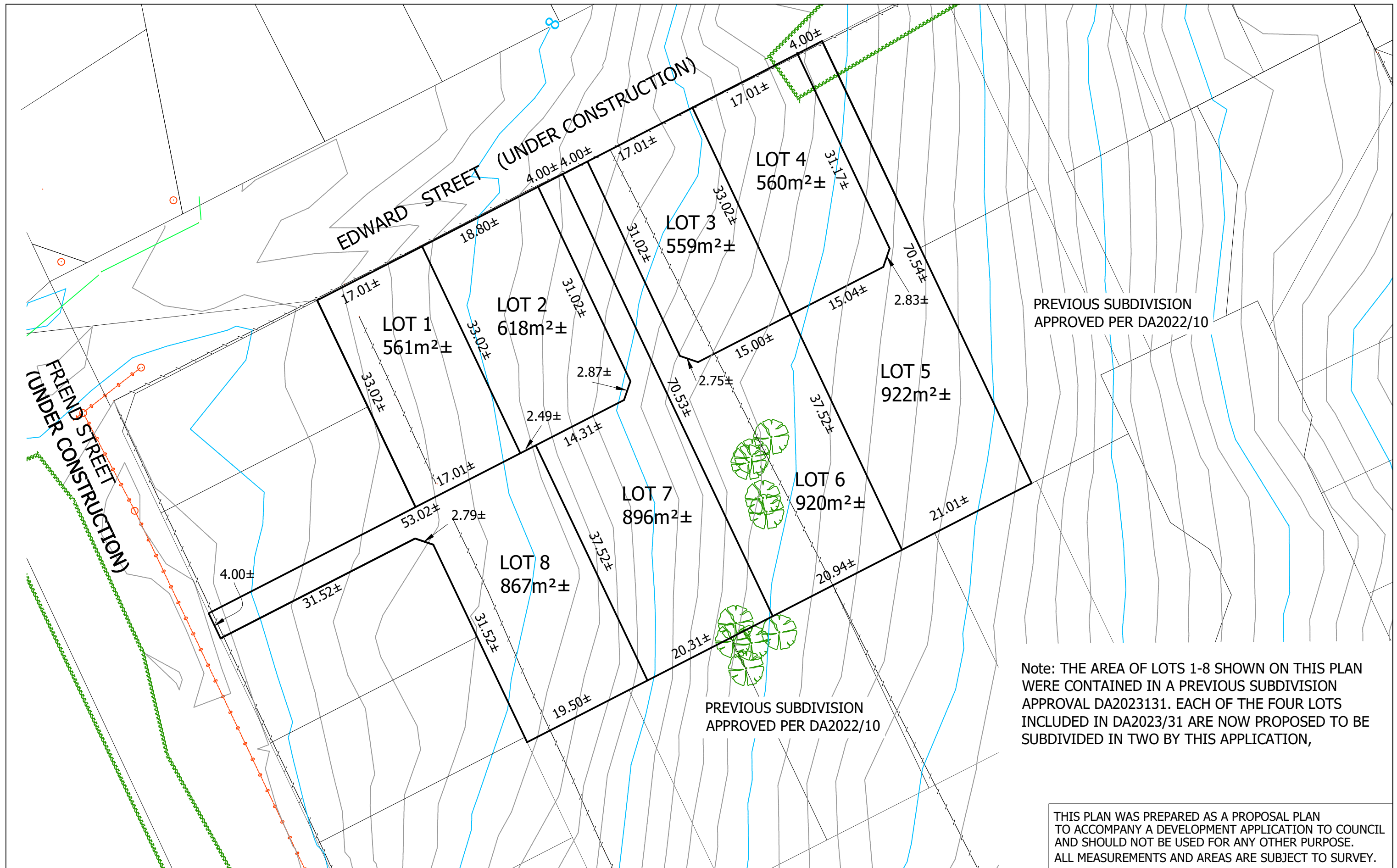


Figure 6 - Vegetation analysis within 50m. No bushfire prone vegetation identified within 50m of building areas.

8. Recommendations

The proposed 8 Lot Subdivision is considered exempt under clause C13.4.1 a) of the *Bushfire Prone Areas Code of the Tasmanian Planning Scheme – George Town*.

Annexure 1 – Proposal Plan



<div>Notes:</div> <div><div>- HORIZONTAL DATUM IS PLANE BASED ON MGA20</div><div>- VERTICAL DATUM IS AHD PER SPM2324</div><div>- CONTOUR INTERVAL IS 0.2m, INDEX IS 1.0m</div></div>	<div>PROPOSED 8 LOT SUBDIVISION</div> <div>OWNER: KERNAL INVESTMENTS PTY. LTD.</div> <div>ADDRESS: FRIEND STREET, GEORGE TOWN 7253</div> <div>C.T. 238503-1</div>	<div><div></div><div>N</div><div></div></div>	<div><div><div><div></div></div></div><div>10 Goodman Court Invermay TAS 7248</div><div>PO Box 593 Mowbray Heights TAS 7248</div><div>Phone (03) 6332 3760</div><div>Fax (03) 6332 3764</div><div>Email: office@woolcottsurveys.com.au</div></div> <div><div>WOOLCOTT SURVEYS</div></div>				<div>Job Number</div> <div>L210928</div>	
			<div>Drawn</div> <div>CSS</div>	<div>File name</div> <div>L210928_Prop_Plan_Stg3_310823.dwg</div>	<div>Date</div> <div>31/08/23</div>	<div>Scale</div> <div>1:500@A3</div>	<div>Edition</div> <div>V1</div>	<div>Sheet</div> <div>1/1</div>

Annexure 2 – Bushfire Prone Areas Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

Friend Street, George Town

Certificate of Title / PID:

CT238503/1, PID6451216

2. Proposed Use or Development

Description of proposed Use and Development:

8 Lot Subdivision

Applicable Planning Scheme:

George Town Interim Planning Scheme 2013

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Exemption Report	Woolcott Surveys	27/10/2023	1
Proposed 8 Lot Subdivision.	Woolcott Surveys	31/08/2023	1

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input checked="" type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input checked="" type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk.

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk.
<input type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk .
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk.
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

James Stewart

Phone No:

0467 676 721

Postal
Address:

PO BOX 593, Mowbray, Tas, 7248

Email
Address:

james@woolcottsurveys.com.au

Accreditation No:

BFP – 157

Scope:

1, 2, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☒ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☐ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

James Stewart

Date:

27/10/2023

Certificate
Number:

WS-147

(for Practitioner Use only)



WOOLCOTT SURVEYS



EAST COAST
SURVEYING
CONSULTING SURVEYORS
& LAND PLANNERS

PLANNING SUPPORTING REPORT

Application for subdivision of the land (8 residential lots)

Friend Street, George Town

November 2023

Job Number: L210928

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Planner

Rev. no	Description	Date
1	Draft	16 November 2023
2	Final	16 November 2023
3		

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Contents

1. Introduction.....	1
1.1 Application Summary	1
1.2 The Proposal.....	2
2. Subject Site	2
2.1 Location.....	2
2.2 Site Characteristics	2
2.3 Context.....	2
2.4 Existing Service Infrastructure	2
2.5 Access.....	2
2.6 Images.....	3
3. Planning Controls	4
3.1 Planning Scheme	4
3.2 Zoning	4
3.3 Overlays	4
4. Planning Assessment.....	5
4.1 Planning Scheme Zone Assessment	5
4.2 Code Assessment	9
5. Conclusion.....	10
Annexure 1 – Copy of title plan and folio text	10
Annexure 2 – Proposal Plan – subdivision	10
Annexure 3 – Civil plans	10
Annexure 4 – Bushfire assessment	10

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the Land Use Planning and Approval Act 1993 (the 'Act') to develop land at Friend Street, George Town (the 'subject site').

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Woolcott Surveys
Civil design plans	Rare.
Bushfire assessment	Woolcott Surveys

1.1 Application Summary

The following is a summary of the application information:

Address	Friend Street, George Town TAS 7253
Property ID	6451216
Title	238503/1
Land area	3.468ha
Proposed development	Subdivision – 8 residential lots
Previous Approvals	34 Lots, Roads and Footpaths – DA2022/10 8 Lots, road and footpath - DA 2023/31
Zone	General Residential Zone
General overlay	None
Code overlay	Bushfire-prone areas Airport obstacle limitation area Priority vegetation area Waterway and coastal protection area Flood-prone areas
Planning Authority	George Town Council
Covenant	No restrictive covenants are present on the title
Application status	Discretionary application

1.2 The Proposal

The proposal is to undertake a subdivision to create 8 lots. The development will be to the same (current) title as previously approved DA2022/10 and DA 2023/31. More specifically, four of the approved lots of DA 2023/31 will be further subdivided to create four additional lots (eight in total for this application). Development for previous approvals is underway.

The proposed will have frontage to Edward Street, (which is under construction).

All lots will be connected to reticulated services which are detailed in the provided civil design plans.

2. Subject Site

2.1 Location

The subject site is located at Friend Street, George Town. The site occupies the corner of Friend Street and Edward Street which are both unformed at this intersection but under construction. The site is vacant but works have also commenced for the already approved subdivision on the land.

2.2 Site Characteristics

The site is irregular shaped with an area of 3.468ha. The site is gently sloping and located 1.3km north of the town centre. The land is currently being developed as part of previously approved residential subdivision.

2.3 Context

The subject site is zoned General Residential (GRZ). The surrounding area to the north, east and south is also General Residential and to the west is Future Urban Zone (FUZ). There is existing residential development to the east and south with vacant lots to the west and north.

2.4 Existing Service Infrastructure

The site is currently serviced for water and sewer. Electricity is via overhead powerlines.

2.5 Access

Access is under construction.

2.6 Images



Figure 1 – Aerial view of the subject site at Friend Street, George Town, CT 238503/1 (Source: LISTMap)

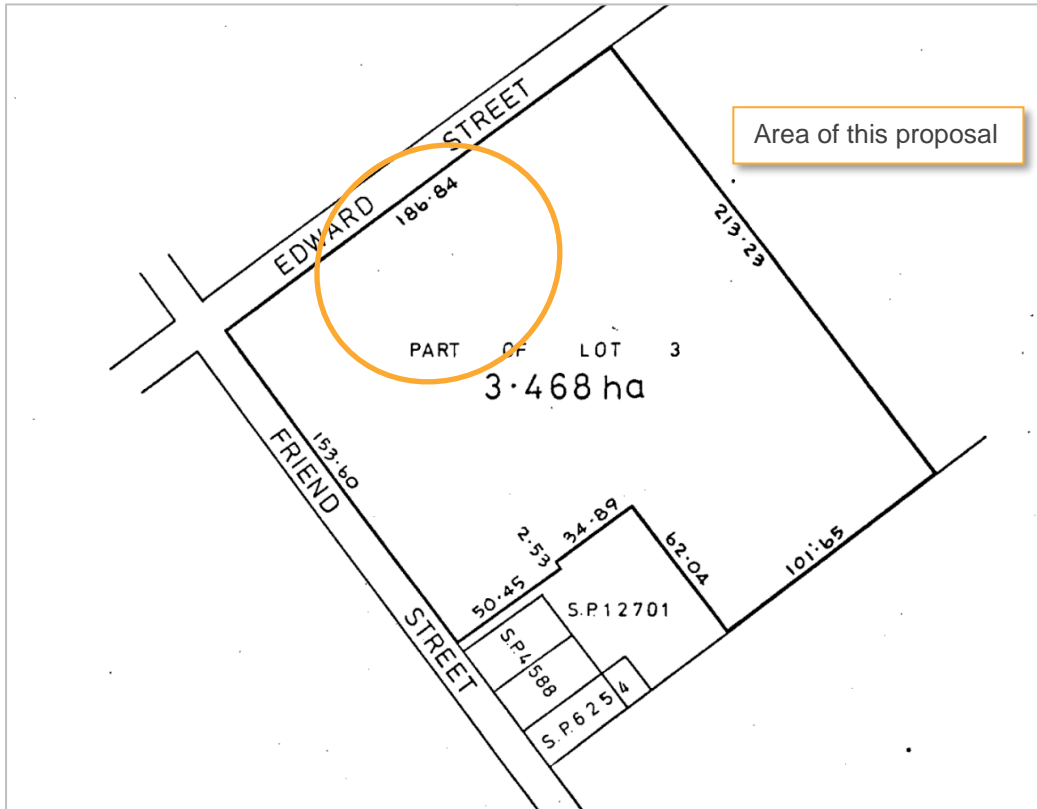


Figure 2 Subject site (extracted) CT 238503/1

3. Planning Controls

3.1 Planning Scheme

The subject site falls within the municipal area of George Town Council; the statutory planning control document is the Tasmanian Planning Scheme - George Town (the 'Scheme').

3.2 Zoning

The subject site is zoned for General Residential under the Scheme.

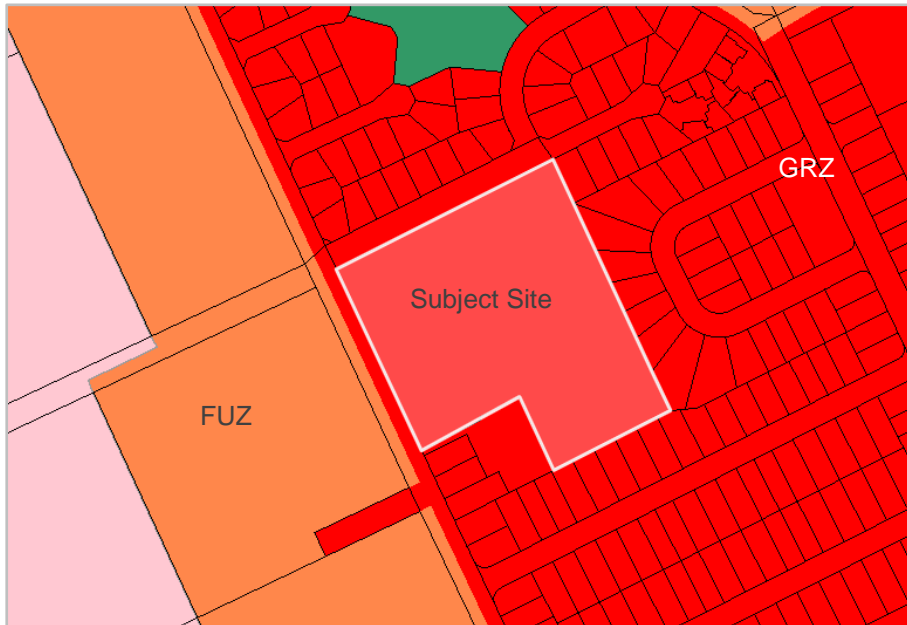


Figure 3 Zoning for the subject site and surrounding area (Source: LISTMap)

3.3 Overlays

The subject site is affected by the Bushfire Prone Area Overlay (hatched area); The Airport obstacle limitation area (whole of site, not shown); Priority vegetation area (green shading); The Waterway and coastal protection area (buffer area) (Blue shade); and the Flood-prone areas overlay (blue hatching).

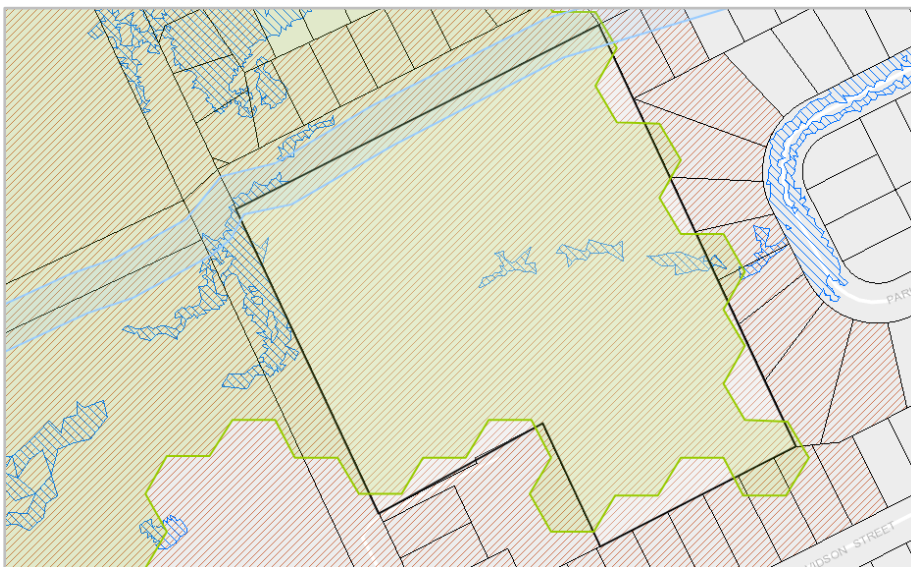


Figure 4 - Overlays affecting the subject site and surrounding area (Source: LISTMap).

4. Planning Assessment

4.1 Planning Scheme Zone Assessment

7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Response

The proposed subdivision does not need to be categorised into a use class. The subdivision is consistent with the purpose of the zone.

8.0 General Residential Zone

8.1 Zone Purpose

- | | |
|-------|---|
| 8.1.1 | To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. |
| 8.1.2 | To provide for the efficient utilisation of available social, transport and other service infrastructure. |
| 8.1.3 | To provide for non-residential use that: <ul style="list-style-type: none"> a) primarily serves the local community; and b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. |
| 8.1.4 | To provide for Visitor Accommodation that is compatible with residential character. |

Response

The proposed does not present a conflict to the purpose of the zone.

8.6 Development Standards for Subdivision

8.6.1 Lot design

Objective	
<p>That each lot:</p> <ul style="list-style-type: none"> a) has an area and dimensions appropriate for use and development in the zone; b) is provided with appropriate access to a road; c) contains areas which are suitable for development appropriate to the zone purpose, d) located to avoid natural hazards; and e) is orientated to provide solar access for future dwellings. 	
Acceptable Solutions	Performance Criteria

<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> a) have an area of not less than 450m² and: <ul style="list-style-type: none"> i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; and f) the pattern of development existing on established properties in the area.
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Response

A1 The acceptable solution is achieved. Each lot meets the minimum area requirements.

<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>
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Response

P2 The performance criteria are addressed. Each lot will have frontage that allows access to the lot. Proposed Lots 5, 6, 7, and 8 will rely on performance criteria.

- a. The frontage for Lots 5, 6, 7, and 8 will be 4m, and
- b. The lots will have sole and direct access from the frontage without rights of way being required.
- c. The site presents no topographical challenges to access.
- d. The frontage allows for access strips.

- e. Each lot meets the minimum size and dimension requirement so normal vehicle movement can be facilitated.
- f. The proposed lot sizes are consistent with the surrounding development and approved lots on the subject site. The internal lots maximise the efficient use of the available land. The internal lots will allow development similar to the surrounding area, predominantly single dwellings.

A3	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P3	Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: <ul style="list-style-type: none"> a) the topography of the site; b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic; d) the anticipated nature of vehicles likely to access the site; and e) the ability for emergency services to access the site.
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Response

A3 The acceptable solution is achieved.

A4	Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	P4	Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to: <ul style="list-style-type: none"> a) the size, shape and orientation of the lots; b) the topography of the site; c) the extent of overshadowing from adjoining properties; d) any development on the site; e) the location of roads and access to lots; and f) the existing pattern of subdivision in the area.
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Response

A4 Not applicable. The new lots front both Edward Street and Friend Street, which are existing unmade roads (under construction). No new roads are required for this subdivision application.

8.6.3 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service,

	<p>having regard to:</p> <ul style="list-style-type: none"> a) flow rates; b) the quality of potable water; c) any existing or proposed infrastructure to provide the water service and its location; d) the topography of the site; and e) any advice from a regulated entity.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	<p>P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> a) the size of the lot; b) topography of the site; c) soil conditions; d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and f) any watercourse on the land.

Response

- A1 The acceptable solution is achieved. Each lot will have connection to reticulated water supply.
- A2 The acceptable solution is achieved. Each lot will have connection to reticulated sewer system.
- A3 The acceptable solution is achieved. Each lot will have connection to a reticulated stormwater system.

Please refer to the civil design plans at Annexure 3.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

A1 The acceptable solution is achieved. All lots will be sufficiently sized to allow the ability to house up to 2 vehicles.

C2.6 Development Standards for Buildings and Works

C2.6.3 Number of accesses for vehicles

Response

A1 The acceptable solution is achieved. Each lot will have one access point.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Response

P1 The performance criteria are addressed. This application is dependent on the written consent of the road authority.

The traffic to and from the site will:

- a. be increased commensurate to the additional lots created.
- b. The traffic will be generally residential in nature.
- c. The roads (under construction) will become Council maintained sealed roads, in line with the transport network extension.
- d. The road speed limit is expected to be 50km/h.
- e. No alternative access is available.
- f. The use is residential and vehicle access must be provided.
- g. No further advice for these lots has been sought.

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Response

P1.1 The subdivision area is partially affected by this overlay. The overlay is labelled as a buffer area. The major works to take place (road construction) is already approved and the extent of works required for this subdivision is minimal as the majority of works are approved as a part of previous subdivision approvals. Therefore, the provisions of the performance criteria are largely either not applicable or the impacts are very minimal. Building areas are expected to be outside of the overlay area.

C7.7.2 Subdivision within a priority vegetation area

Response

P1.1 The performance criteria are addressed. Standard (c) applies. The subdivision is in the General Residential Zone.

C12.0 Flood-Prone Areas Hazard Code

Response

The development area is outside of the affected area for this overlay.

C13.0 Bushfire-Prone Areas Code

Please refer to Annexure 4 for this response

C16.0 Safeguarding of airports code

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

- a. development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

Response

The application is exempt from the code.

5. Conclusion

The proposed development is for a subdivision of the land to create 8 residential lots from the previously approved subdivision on the subject site. The subdivision relies on Edward Street and Friend Street for access, both of which are currently under construction as part of previous subdivision approvals. The proposal is compliant with the zone and code standards, and a planning permit is sought from Council.

Annexure 1 – Copy of title plan and folio text

Annexure 2 – Proposal Plan – subdivision

Annexure 3 – Civil plans

Annexure 4 – Bushfire assessment



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Our ref: 23/8385

21st December 2023

Ms Michelle Schleiger
Woolcott Surveys
PO Box 593
Mowbray TAS 7248

Dear Ms Schleiger,

**LODGEMENT OF PLANNING APPLICATION
WOOLCOTT SURVEYS
SUBDIVISION
FRIEND STREET GEORGE TOWN**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not the Parks and Wildlife Service's (PWS) practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

Please also note, it is PWS' practice that it will not approve any permanent private drainage infrastructure (stormwater or treated effluent) on Crown land unless connected to publically maintained infrastructure.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,



Jesse Walker
Team Leader (Assessments)

Notice of Termination of Authority and Instrument of Delegation

DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE LAND USE PLANNING AND APPROVALS ACT 1993

I, JASON JACOBI, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, acting pursuant to section 23AA(5A) of the *Acts Interpretation Act 1931*, hereby give notice that the authority of the holders of the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Director (Operations) (position number 708050), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Team Leader (Assessments) (position number 334958) to perform the functions conferred on the Director-General of Lands, as delegated on 13 December 2022 by Michael Pervan, then Director-General of Lands, is terminated with immediate effect.

Further, acting pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act"), I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Team Leader (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister for Parks, being and as the Minister administering the *Crown Lands Act 1976*, by instrument dated 9 November 2023.

SCHEDULE 1

Provision	Description of Functions
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 28th day of November 2023



.....
Jason Jacobi
DIRECTOR-GENERAL OF LANDS

SEARCH OF TORRENS TITLE

VOLUME 238503	FOLIO 1
EDITION 6	DATE OF ISSUE 08-May-2023

SEARCH DATE : 04-Jan-2024

SEARCH TIME : 04.41 PM

DESCRIPTION OF LAND

Town of GEORGE TOWN

Lot 1 on Plan 238503

Derivation : Part of Lot 3 (Section A.8.) Gtd. to F.G. Wood
the Younger

Prior CT 3773/62

SCHEDULE 1M986969 TRANSFER to KERNAL INVESTMENTS PTY LTD Registered
06-Dec-2022 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

N126276 MORTGAGE to ANGAS SECURITIES LIMITED Registered
02-May-2023 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS186317 Priority Sealed Plan Lodged by WOOLCOTT SURVEYS on
04-Dec-2023 BP: 186317

OS D 435

ANNEXURE TO CERTIFICATE OF TITLE

REGISTERED NUMBER

238503

VOL.

3773

FOL.

62

1/1/2013

Recorder of Titles



Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register.

TWN. GEORGE TOWN
(SEC. A8.)
MEAS. IN METRES

216.

